



**Connells**

Celandine Close  
CHRISTCHURCH



## Property Description

Connells Southbourne are pleased to offer this semi detached house located on the highly regarded Hobourne Farm development - located between the historic priory town of Christchurch and Highcliffe with its prized castle both offering a good and varied selection of shops, entertainment venues and eateries. The beaches at both Highcliffe and Mudeford are both within easy distance of this family home.

The property benefits from a superb conservatory which extends to over 21' and overlooks the well landscaped rear garden. To the front of the property a block paved driveway allows access to the attached garage and provides off road parking for numerous vehicles.

The property is also conveniently situated 2.5 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area with Stanpit Marsh, Mudeford Harbour and the sandy Avon Beach all within easy reach.

Offered with vacant possession and no forward chain.

## Approach

Two lawn areas to either side of block paved driveway providing off road parking for multiple cars. Garage accessed via driveway. Secure storage cupboard. Obscure double glazed door.

## Entrance Porch

Double glazed door. Double glazed window to side aspect. Tiled floor. Wooden glazed door into the;

## Sitting Room / Dining Room

21' x 14' 8" max (6.40m x 4.47m max)

Double glazed window to front aspect. Double glazed sliding doors into sun room. Feature fireplace with inset electric fire. Understairs storage cupboard. Stairs to first floor landing. Sliding door into the;

## Kitchen

7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to rear aspect. Range of wall and base units with work surfaces over. Stainless steel sink unit with drainer. Inset electric hob with oven under. Extractor hood over. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted Vaillant gas central heating boiler. Fully tiled walls. Tiled floor.

## Conservatory

21' 6" x 8' 2" (6.55m x 2.49m)

Double glazed sliding door access to rear garden. Single glazed door into garage. Vinyl flooring.

## First Floor Landing

Built-in airing cupboard with immersion tank. Doors to all rooms. Access to loft via hatch.

## Bedroom 1

12' 2" max x 9' 1" (3.71m max x 2.77m)

Double glazed window to rear aspect. Built-in mirrored wardrobes.

## Bedroom 2

9' 4" x 7' 6" ( 2.84m x 2.29m )

Double glazed window to front aspect. Built-in mirrored wardrobes. Walk in closet. Range of fitted bedroom furniture. Radiator.

## Bathroom

Obscure double glazed window to rear aspect. Large walk-in shower cubicle with plumbed shower. Low level WC with close coupled cistern. Vanity wash hand basin with cupboard under. Wall mounted chrome ladder style towel rail. Full tiled walls. Vinyl flooring.

## Rear Garden

Fully enclosed with a block paved patio adjoins the rear of property. Two timber sheds. Mainly laid to lawn with well stocked flower borders. Side gate to front.

## Garage

17' 5" x 8' 2" max ( 5.31m x 2.49m max )

Attached single garage with electric up and over door. Power and light. Wall mounted storage units.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: C**

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Tenure: Freehold



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